

REBECCA PRUITT SURVEY  
ABSTRACT No. 493

CALLED 32.81 ACRES  
L.C.C.F. No. 2007007554

N 02° 38' 45" W - 687.57'

CALLED 10.0 ACRES  
L.C.C.F. No. 2017003975

CALLED 10.0015 ACRES  
L.C.C.F. No. 2012011338

GULF, COLORADO & SANTA FE  
RAILWAY COMPANY SURVEY  
(G.C. & S.F. RAILROAD COMPANY SURVEY No. 27)  
ABSTRACT No. 489

CALLED 2.00 ACRES  
L.C.C.F. No. 2010006811

COUNTY ROAD No. 622  
ESTABLISHED 1960

FND. FENCE CORNER  
S 79°52' - 0.8'  
FND. 5/8" LN.  
S 85°51' W - 7.1'

APPROX. 4 ACRES

N 02°26'19" W - 391.34'

CALLER 1.9187 ACRES  
VOL. 731, PG. 103 D.R.L.C.T.

CALLER 1.9187 ACRES  
VOL. 731, PG. 103 D.R.L.C.T.

N 81°36'34" W - 128.27'

P.O.B.  
FND. BROKEN CONC.  
R.O.W. MONUMENT  
CONTROL MON.  
FND. CONC. R.O.W. MON.  
S 67°46' W - 64.0'

**SOLD**

10 ACRES

CALLER 6.8986 ACRES  
VOL. 731, PG. 103 D.R.L.C.T.

34.46 ACRES  
CALLED 34.4678 ACRES  
VOL. 1534, PG. 549 O.P.R.L.C.T.

N 87°12'00" E - 2636.43'  
(CALLED N 89°59'04" E)

EXHIBIT D  
CALLED 23.0065 ACRES  
VOL. 731, PG. 103 D.R.L.C.T.

APPROX. 20 ACRES

S 87°02'18" W - 271.74'  
(CALLED S 89°42'31" W - 271.81')

CALLER 2.0092 ACRES  
VOL. 1534, PG. 549 O.P.R.L.C.T.

FND. 1/2" I.P. (DIST.)  
CONTROL MON.

S 87°24'35" W - 273.80'

FND. 1/2" I.P. (DIST.)  
CONTROL MON.

N 87°21'23" W - 1098.26'

F.M. HIGHWAY No. 1960  
120' R.O.W.

(CALLED S 89°51'45" W - 1129.87')  
S 87°04'08" W - 1129.64'

FND. 1" I.P. CONTROL MON.  
FND. 1/2" I.P. 2-1/2" TALL  
N 43°27' W - 1.9'

FIRST TRACT  
CALLED 30 ACRES  
VOL. 1854, PG. 256 O.P.R.L.C.T.

S 01°18'02" E - 386.66'

FND. 1" I.P.

CALLER 2.45 ACRES  
L.C.C.F. No. 2004005086

CALLER 2.0 ACRES  
VOL. 1039, PG. 111 O.P.R.L.C.T.

CALLER 1.49 ACRES  
VOL. 1662, PG. 638 O.P.R.L.C.T.

CALLER 1.8371 ACRES  
VOL. 1874, PG. 337 O.P.R.L.C.T.

VOL. 1188, PG. 281 O.P.R.L.C.T.

FND. 1" I.P. (DIST.)  
(CALLED S 89°05'00" E - 331.00')

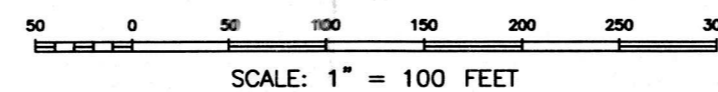
FND. 1-1/4" I.P.

- GENERAL NOTES:
- 1) THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.
  - 2) BUILDING LINES, EASEMENTS, DEED RESTRICTIONS, AND OTHER MATTERS MAY AFFECT THIS TRACT.
  - 3) BEARING STRUCTURE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, AND 83 TEXAS CENTRAL ZONE.
  - 4) RESEARCH PROVIDED BY STEWART TITLE COMPANY, D.F. No. 2018044469.
  - 5) THE SURVEYOR HAS RELIED ON INFORMATION PROVIDED BY THE TITLE COMPANY FOR ALL MATTERS OF RECORD.
  - 6) PROPERTY MAY BE SUBJECT TO MANGONIA, PETROLEUM EASEMENT, PER VOL. 122, PG. 499 D.R.L.C.T.
  - 7) PROPERTY MAY BE SUBJECT TO C.S.U. EASEMENT PER VOL. 316, PG. 487 D.R.L.C.T.
  - 8) PROPERTY MAY BE SUBJECT TO MOBILE PIPELINE PIPELINE EASEMENT PER VOL. 703, PG. 432 D.R.L.C.T.
  - 9) PROPERTY MAY BE SUBJECT TO RIGHT-OF-WAY PER VOL. 642, PG. 451 D.R.L.C.T.
  - 10) PROPERTY MAY BE SUBJECT TO TEXAS EXPRESS PIPELINE EASEMENT PER L.C.C.F. No. 2012008617.
  - 11) THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTRUMENTS, SUCCESSOR OWNERS OR OTHER PARTIES.
  - 12) THIS SURVEY IS NOT TO BE USED FOR ANY ON THE GROUND CONSTRUCTION PURPOSES. THE SURVEYOR HIGHLY RECOMMENDS THAT THE PROPERTY OWNERS BE RE-FLAGGED 24 HOURS PRIOR TO ANY CONSTRUCTION AND/OR PROPERTY CLEARING.
  - 13) BUILDERS, ENGINEERS & ARCHITECTS SHOULD VERIFY ALL EASEMENTS, BUILDING LINES, DEED RESTRICTIONS, ZONING ORDINANCES AND OTHER RELATED MATTERS, IF ANY, THAT MAY AFFECT THE SUBJECT PROPERTY, BEFORE STARTING CONSTRUCTION.

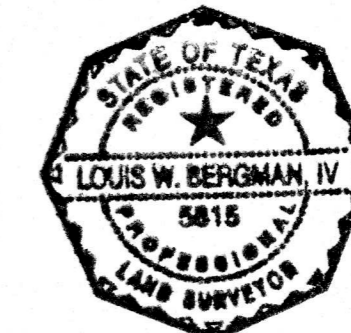
FLOOD ZONE  
(FOR INFORMATIONAL PURPOSES ONLY)  
THE SUBJECT PROPERTY APPEARS TO BE IN ZONE "X" ACCORDING TO AN INTERPRETATION OF FIRM MAP NO. 48391C0403G, DATED 5-2-2008.  
THE SURVEYOR HAS MADE NO REPRESENTATIONS AS TO WHETHER OR NOT THE SUBJECT PROPERTY WILL FLOOD AND RECOMMENDS THAT THE LOCAL FLOOD PLAN ADMINISTRATOR BE CONTACTED PRIOR TO USE OF THIS FLOOD INFORMATION FOR PROPERTY PURCHASE OR CONSTRUCTION.

SYMBOL LEGEND

- ⊙ = POWER POLE
- ⊠ = TELEPHONE BOX
- ⊞ = ELECTRIC BOX
- ⊙ = WATER WELL
- ⊞ = PIPELINE SIGN
- ⊙ = SEPTIC TANK
- ⊙ = MONITOR WELL
- E- = OVERHEAD ELECTRIC
- X- = FENCE



SURVEY PREPARED FOR: BOILER SPECIALIST, LLC  
DESCRIPTION OF PROPERTY: 8458 F.M. 1960, DAYTON, TX 77535  
34.46 ACRES, BEING THE SAME CALLED 34.4678 ACRE TRACT AS RECORDED IN VOLUME 1534, PAGE 549 OFFICIAL PUBLIC RECORDS LIBERTY COUNTY, TEXAS & SITUATED IN THE REBECCA PRUITT SURVEY, A-493, LIBERTY COUNTY, TEXAS.



I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AS SURVEYED ON THE GROUND, JULY 28, 2018.  
  
LOUIS W. BERGMAN IV  
R.P.L.S. NO. 5815

HUMBLE SURVEYING COMPANY  
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TSPS Firm No. 10114600  
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File Name: 18-271.dwg  
Scale: 1" = 100' Date: 8-14-2018  
Drawn by: FG Surveyed by: EE-DH